## 1.3 PROJECT DESCRIPTION

This draft Program EIR assesses the potential individual and cumulative impacts that could result from the adoption and implementation of a general plan amendment, specific plan, prezoning, a preannexation Development Agreement, ballot initiative, sphere of influence amendment, annexation, and related approvals that would allow the development of residential, retail, institutional, recreational, and open space uses on the North Park site.

The proposed Specific Plan project would allow for the development of 1,650 residential dwelling units on 769.7 acres of the 3,586.3-acre site. Other proposed related and supporting uses would include a 5-acre neighborhood commercial center, a 12-acre school site, a 29.1-acre public youth sports park and 2 additional public parks, 10 private parks, a 52-acre publicly accessible lake; a fire station site; and a day care/church site. Ancillary land uses would include, but are not limited to, water reservoirs, detention basins, and a fire service heliport.

Development of the Specific Plan project is analyzed in this draft Program EIR in two phases: Phase A and Buildout (Phases B and C). Phase A would allow for the development of up to 500 single-family residential dwelling units, grading of a 150-unit multiple family affordable housing site, two parks, one elementary school site, and one day care/church site, and the dedication of one-third of the Nature Preserve. Associated infrastructure improvements would be provided as a part of Phase A. Phase A access to/from the Specific Plan site would be via Collins Drive.

Buildout of the remainder of the Specific Plan site would only be permitted with the completion of an access road and interchange from SR-118. The North Park Specific Plan project proposes that a "Moorpark College Interchange" be constructed to serve the buildout of the project. The Moorpark College Interchange would be located east of Collins Drive. A four-lane arterial roadway would connect the Moorpark College Interchange to the Specific Plan site and provide additional access to Moorpark College.

## 1.4 SCOPE OF THE PROGRAM EIR

This draft Program EIR addresses the potential environmental effects of the proposed North Park project and alternatives to the project. The scope of the draft Program EIR includes issues identified by the City of Moorpark during the preparation of the Initial Study and Notice of Preparation, as well as environmental issues raised by agencies and the general public in response to the scoping process and the Initial Study and Notice of Preparation, as described below.

## **Scoping Process**

In compliance with the State CEQA Guidelines, the City of Moorpark has taken steps to maximize opportunities to participate in the environmental process. An Initial Study and Notice of Preparation were distributed on January 28, 2002 to various federal, state, regional, and local government agencies and other interested parties to solicit comments and inform the public of the proposed project. The project was described, potential environmental effects associated with project implementation were identified, and agencies and the public were invited to review and comment on the Initial Study and Notice of Preparation. The Notice of Preparation review and comment period closed on February 26, 2002, although letters received later were accepted and evaluated as part of the preparation of this draft Program EIR.

The following environmental issues were identified through preparation of the Initial Study, and through the scoping process as being potential impacts associated with implementation of the North Park Specific Plan project and are addressed in this draft Program EIR: